

CITY OF BEAVERTON

# PLANNING COMMISSION

## FINAL AGENDA

BEAVERTON CITY HALL  
COUNCIL CHAMBERS  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**DECEMBER 11, 2002**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

### CONTINUANCE

#### 1. **SUNRISE AT COOPER MOUNTAIN**

The following land use applications have been submitted for development of a 69-unit single-family residential project. The subject site is generally located east of SW 166th Avenue, south of Nora Road, northwest of SW Cinnabar Court and SW 163rd Avenue. The site can be specifically identified as Tax Lot 100 on Washington County Assessor's Map 1S1-30DD; Tax Lot 300 on Washington County Assessor's Map 1S1-29CC and Tax Lot 800 on Washington County Assessor's Map 1S1-29C. The subject properties are zoned R-5 Urban Standard Density and together total approximately 15.8 acres in size. Within the R-5 zone, single-family detached dwellings are permitted outright and a request for Planned Unit Development (PUD) is subject to Conditional Use Permit (CUP) approval.

#### A. **CUP2002-0004 (SUNRISE AT COOPER MOUNTAIN – PLANNED UNIT DEVELOPMENT)**

*(Continued from November 6, 2002)*

The applicant requests approval of a Planned Unit Development for 69 single-family residential lots with lot sizes varying from approximately 3,600 square feet to approximately 15,000 square feet. In addition, the applicant proposes 30 separate tracts of land intended for the purpose of open space, tree preservation, water quality and access. The proposed request for PUD would allow variation to the site development standards of the R-5 zone found in Section 20.05.50. of the Development Code. In taking action on the proposed PUD request, the Planning Commission shall base its decision on the CUP approval criteria for a PUD as listed in Section 40.05.15.3.C. of the Development Code and is subject to review of the special condition criteria as listed in Section 40.05.15.3.D.

#### B. **TPP2002-0005 (SUNRISE AT COOPER MOUNTAIN – TREE PRESERVATION PLAN)**

*(Continued from November 6, 2002)*

The applicant requests Tree Preservation Plan approval. A portion of the subject site area is located within a Significant Tree Grove, specifically Grove No. NX1 according to the City's Significant Tree Inventory. Pursuant to Section 40.75.15.1.A.3 of the Development Code, a Tree Preservation Plan (TPP) is required when development is proposed within a significant tree grove. The proposed development plan would remove several trees considered part of grove NX1 while retaining others. The Planning Commission will review the applicant's Tree Preservation Plan together with the overall development plan and shall base its decision on the Tree Preservation Plan approval criteria listed in Section 40.75.15.1.C.3 of the Development Code.

#### C. **APP2002-0012 (SUNRISE AT COOPER MOUNTAIN – APPEAL OF PLANNING DIRECTOR'S DECISION)**

On October 25, 2002, the applicant, Four D Construction Incorporated, appealed the Planning Director's decision denying the proposed Subdivision, Case File No. SB 2002-0010. In taking action on the appeal, the Planning Commission shall base its decision on the Subdivision approval criteria listed in Section 40.35.15.3.C of the Development Code.

NEW BUSINESS

PUBLIC HEARING

1. **TA 2002-0006 - PRECISION CHAPTER 20 TEXT AMENDMENTS**

Text amendment application request by Precision Holdings, LLP, 14145 SW Tualatin Valley Highway, Beaverton, OR 97075 for the following proposed amendments to the Beaverton Development Code: 1) amend Section 20.20.20.2.B (Conditional Uses - Station Community-High Density Residential) of the Beaverton Development Code to add a new Conditional Use – 12. Storage yard for fully operable vehicles for sale, lease or rent, within one-quarter mile of a Corridor; and 2) amend Section 20.20.20.2.C (Prohibited Uses – Station Community-High Density Residential) of the Beaverton Development Code to modify Section 20.20.20.2.C.23 to read Storage yards, except as allowed under Section 20.20.20.2.B.12.

APPROVAL OF MINUTES FOR OCTOBER 2, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

**PUBLIC HEARING FORMAT**

**Chairperson Opens Hearing**

**City Staff Presents Staff Report**

**Applicant Identifies & Explains their Request**

**Public Testimony For or Against**

**Rebuttal Testimony**

**Applicant**

**Staff Comments**

**City Attorney's Comments**

**Chairperson Closes Hearing**

**Deliberation & Action**

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.